



**PLANNING COMMISSION  
MINUTES**

**REGULAR MEETING  
May 25, 2010**

The Planning Commission convened in a regular meeting on May 25, 2010 @ 301 W. 2<sup>nd</sup> Street in Austin, Texas.

Chair Dave Sullivan called the Board Meeting to order at 6:03 p.m.

**Board Members in Attendance:**

**Dave Sullivan – Chair  
Dave Anderson  
Danette Chimenti  
Mandy Dealey  
Ben DeLeon  
Saundra Kirk  
Jay Reddy  
Clint Small  
Kathryne Tovo**

**EXECUTIVE SESSION (No public discussion)**

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

**A. CITIZEN COMMUNICATION: GENERAL**

No Speakers.

**B. APPROVAL OF MINUTES**

1. Approval of minutes for May 11, 2010.

The motion to postpone the May 11, 2010 minutes to June 8, 2010; was approved by Commissioner Kathryne Tovo's motion, Commissioner Jay Reddy second the motion on a vote of 9-0.

**C. PUBLIC HEARINGS**

**1. Briefing:**

Request: Briefing on the Planning and Development Review Department Proposed FY 2011 Budget.  
Staff: Greg Guernsey, 974-2387, greg.guernsey@ci.austin.tx.us  
Planning and Development Review Department

Briefing given to the Commission by Greg Guernsey, Director of Planning & Development Review Department.

**2. Discussion and Action Item:**

Request: Discussion and action on the Downtown Density Bonus Plan.

The motion to forward to City Council with amendments of:

- Under Affordable housing, no net lose of affordable housing in the Downtown Area.
- Delete the reference to the CURE.

The motion was approved by Commissioner Mandy Dealey, Commissioner Jay Reddy second the motion on a vote of 8-0; Commissioner Sandra Kirk left early.

**3. Code Amendment: C20-2010-003 - Reclassification of North Lamar Blvd between West Anderson Lane/US Hwy 183 and West Braker Lane as a Core Transit Corridor**

Location: North Lamar Combined Neighborhood Plan NPA  
Owner/Applicant: City of Austin - Planning and Development Review Dept.  
Request: Approve an amendment to the Land Development Code (LDC) Chapter 25-2 Subchapter E: Design Standards and Mixed used to Reclassification of North Lamar Blvd between West Anderson Lane/US Hwy 183 and West Braker Lane as a Core Transit Corridor  
Staff Rec.: **Recommended**  
Staff: Greg Dutton, 974-3509, greg.dutton@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for approval of an amendment to the Land Development Code, Chapter 25-2 Subchapter E; was approved on the Consent Agenda by Commissioner Kathryne Tovo's motion, Commissioner Jay Reddy second the motion on a vote of 9-0.

**4. Neighborhood Plan: NP-2010-0027 - Central West Austin Combined Neighborhood Plan**

Location: Bounded to the north by 35th Street and 38th Street, to the south by Town Lake (west of MoPac Expressway) and 24th Street (east of Mopac Expressway), to the east by Lamar Boulevard, and to the west by Town Lake., Johnson Creek, Lake Austin, Lady Bird Lake, Shoal Creek, Taylor Slough South, Taylor Slough North Watershed

Owner/Applicant: City of Austin - Planning and Development Review Dept.

Agent: Paul DiGiuseppe

Request: To Approve the Central West Austin Combined Neighborhood Plan and the Central West Austin Future Land Use Map.

Staff Rec.: **Recommended**

Staff: Paul DiGiuseppe, 974-2865, paul.digiuseppe@ci.austin.tx.us  
Planning and Development Review Department

The motion to Continued to June 22, 2010, with the public hearing remaining open; commission directed that the Central West Austin Neighborhood Plan and associated rezoning cases go to the neighborhood plan subcommittee meeting of June 16, 2010, with neighborhood representatives in attendance. Additional request that the neighborhood provide their ideas for the state school and Brackenridge tracts. The motion was made by Commissioner Clint Small, Commissioner Mandy Dealey second the motion on a vote of 7-0; Commissioners Sandra Kirk and Jay Reddy left early.

**5. Rezoning: C14-2010-0051 - Windsor Road Neighborhood Planning Area Rezonings**

Location: 35th/38th Street to the north, N. Lamar Blvd to east, MoPac Expressway to the west, and Windsor Road to south, Johnson Creek, Shoal Creek Watershed

Owner/Applicant: City of Austin - Planning and Development Review Dept.

Agent: Paul DiGiuseppe

Request: To approve rezonings that implement the land use recommendations of the Windsor Road Neighborhood Plan on 2 tracts of land (1.775 acres out of 545 acres)

Staff Rec.: **Recommended**

Staff: Paul DiGiuseppe, 974-2865, paul.digiuseppe@ci.austin.tx.us  
Planning and Development Review Department

The motion to Continued to June 22, 2010, with the public hearing remaining open; commission directed that the Central West Austin Neighborhood Plan and associated rezoning cases go to the neighborhood plan subcommittee meeting of June 16, 2010, with neighborhood representatives in attendance. Additional request that the neighborhood provide their ideas for the state school and Brackenridge tracts. The motion was made by Commissioner Clint Small, Commissioner Mandy Dealey second the motion on a vote of 7-0; Commissioners Sandra Kirk and Jay Reddy left early.

- 6. Rezoning: C14-2010-0052 - West Austin Neighborhood Group Planning Area Rezonings**
- Location: 35th Street to the north, MoPac Expressway to the east, Lake Austin to the west, Lady Bird Lake to the south, Johnson Creek, Lake Austin, Lady Bird Lake, Taylor Slough South, Taylor Slough North Watershed
- Owner/Applicant: City of Austin - Planning and Development Review Dept.
- Agent: Paul DiGiuseppe
- Request: To approve zonings and rezonings that implement the land use recommendations of the West Austin Neighborhood Group Neighborhood Plan on 14 tracts of land (18.357 acres out of 1,982 acres)
- Staff Rec.: **Recommended**
- Staff: Paul DiGiuseppe, 974-2865, paul.digiuseppe@ci.austin.tx.us  
Planning and Development Review Department

The motion to Continued to June 22, 2010, with the public hearing remaining open; commission directed that the Central West Austin Neighborhood Plan and associated rezoning cases go to the neighborhood plan subcommittee meeting of June 16, 2010, with neighborhood representatives in attendance. Additional request that the neighborhood provide their ideas for the state school and Brackenridge tracts. The motion was made by Commissioner Clint Small, Commissioner Mandy Dealey second the motion on a vote of 7-0; Commissioners Sandra Kirk and Jay Reddy left early.

- 7. Neighborhood Plan Amendment: NPA-2010-0020.01 - 117 Sandra Street**
- Location: 117 Sandra Street, Williamson Creek Watershed Watershed, South Congress Combined (Sweetbriar) NPA
- Owner/Applicant: Reuben Kogut
- Agent: Mike McHone Real Estate (Mike McHone)
- Request: Single Family to Mixed Use land use
- Staff Rec.: **Recommended**
- Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us  
Planning and Development Review Department

The motion to approve staff's recommendation for Mixed Use; was approved on the consent agenda by Commissioner Kathy Tovo's motion, Commissioner Jay Reddy second the motion on a vote of 9-0.

- 8. Rezoning: C14-2010-0018 - 117 Sandra Street**  
 Location: 117 Sandra Street, Williamson Creek Watershed Watershed, South Congress Combined (Sweetbriar) NPA  
 Owner/Applicant: Reuben Kogut  
 Agent: Mike McHone Real Estate (Mike McHone)  
 Request: SF-3-NP to GO-MU-CO-NP  
 Staff Rec.: **Recommended with conditions**  
 Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us  
 Planning and Development Review Department

The motion to approve staff’s recommendation for GO-MU-CO-NP district zoning with the conditions of right-of-way dedication on Sandra Street; was approved on the consent agenda by Commissioner Kathryne Tovo’s motion, Commissioner Jay Reddy second the motion on a vote of 9-0.

- 9. Plan Amendment: East 11th and 12th Street Urban Renewal Plan Modification No. 6**  
 Location: 900 Block of East 11th Street (Block 16), Waller Creek Watershed  
 Owner/Applicant: Neighborhood Housing and Community Development - City of Austin  
 Request: Discussion and recommendation to the City Council on modifications to the East 11th and 12th Streets Urban Renewal Plan to amend the community parking definition which will allow an additional publicly-funded community parking lot to be located on the south side of Juniper Street between Branch and Curve in the 900 Block of East 11th Street (Blk 16).  
 Staff Rec.: **This item has been withdrawn by the applicant. No action required.**  
 Staff: Sandra Harkins, 974-3128, sandra.harkins@ci.austin.tx.us  
 Joi Harden, 974-2122, joi.harden@ci.austin.tx.us  
 Neighborhood Housing and Community Development

This item was withdrawn by the Applicant, no action was required.

- 10. Rezoning: C14-2009-0159 - 2807 Del Curto Road Rezone**  
 Location: 2807 Del Curto Road, West Bouldin Creek Watershed, South Lamar NPA  
 Owner/Applicant: Ace Bartlett and Polly Family Living Trust (Tim Bartlett)  
 Agent: Thrower Design (Ron Thrower)  
 Request: SF-3 to SF-6  
 Staff Rec.: **Recommended with conditions**  
 Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us  
 Planning and Development Review

The motion to approve staff’s recommendation for SF-6-CO with SF-3 site development regulations; was approved by Commissioner Clint Small’s motion, Commissioner Dave Anderson second the motion on a vote of 5-2; Commissioners Danette Chimenti and Kathryne Tovo voted against the motion (nay); Commissioners Sandra Kirk and Jay Reddy left early.

**11. Site Plan Extension: SP-07-0007C(XT) - Speedy Stop #219**  
 Location: 1660 E. 51st Street, Tannehill Branch Watershed, University Hills/Windsor Park Combined Neighborhood Planning Area NPA  
 Owner/Applicant: Speedy Stop Food Stores Ltd. (Carlton Le Beff)  
 Agent: Norma Pena Raven Consultants  
 Request: Request approval of a 1 year, 1 month extension to a previously approved site plan.  
 Staff Rec.: **Recommended**  
 Staff: Nikki Hoelter, 974-2863, nikki.hoelter@ci.austin.tx.us  
 Planning and Development Review Department

This item was pulled; no action was required.

**12. Site Plan Appeal: SP-2009-0285C - Highway 290 Car Lot**  
 Location: 7404 E. US Highway 290, Little Walnut Creek Watershed, University Hills NPA  
 Owner/Applicant: Darush Forotanrad  
 Agent: Capital Engineering (Saeid Bassari)  
 Request: An appeal to an administrative extension of update deadline. [LDC Section 25-1-88]  
 Staff Rec.: **Denial**  
 Staff: Cesar Zavala, 974-3404, cesar.zavala@ci.austin.tx.us  
 Planning and Development Review Department

The motion to support staff’s recommendation to deny the appeal; was approved by Commissioner Dave Anderson’s motion, Commissioner Danette Chimenti second the motion on a vote of 7-0; Commissioners Sandra Kirk and Jay Reddy were absent.

**13. Resubdivision: C8-2010-0012.0A - Resubdivision of the Amended Plat of Lot 2-A, Block D, of the Amended Plat of Lots 2-A and 3-A, Block D, of the Resubdivision of Met Center II, Section 1, and Lot 1-A, Block D, Resubdivision of Met Center, Section 1**  
 Location: Burluson Road (Metropolis Drive), Carson and Onion Creek Watershed, Southeast N.P.A. NPA  
 Owner/Applicant: Met Center II NYCTEX, Phase II, Ltd. (Howard Yancy)  
 Agent: Thrower Design (Ron Thrower)  
 Request: Approve the resubdivision of one lot into 3 lots on 75.061 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 974-2767, sylvia.limon@ci.austin.tx.us  
 Planning and Development Review

The motion to approve staff’s recommendation for approval of a subdivision; was approved on the consent agenda by Commissioner Kathyrene Tovo’s motion, Commissioner Jay Reddy second the motion on a vote of 9-0.

**14. Ordinance**

**Amendment:**

Request: Discussion and possible action on an ordinance amending Section 25-8-514 of the City Code and granting a variance to Section 25-8-482 of the City Code to allow construction of temporary access to repair a culvert in the critical water quality zone.

Staff: David Johns, 974-2781, david.johns@ci.austin.tx.us  
Watershed Protection and Development Review

The motion to approve staff’s recommendation with amendment to change the word “and” to “to”; the motion was approved on the consent agenda by Commissioner Jay Reddy, Commissioner Dave Anderson second the motion on a vote of 8-0; Commissioner Sandra Kirk left early.

**D. NEW BUSINESS**

**1. New Business:**

Request: Discussion and action on directing staff to initiate an amendment to Chapter 25-8, subchapter A, Article 12 (Save Our Springs Initiative) or to section 25-8-27 (Redevelopment Exception in the Barton Springs Zone) of the Land Development Code regarding proposed development of property located at 5811 Southwest Parkway, commonly known as Courtyard Park.

The motion to postpone to June 8, 2010 by the request of staff; was approved on the consent agenda by Commissioner Kathyrene Tovo’s motion, Commissioner Jay Reddy second the motion on a vote of 9-0.

**E. SUBCOMMITTEE REPORTS**

CIP subcommittee – June 2, 2010  
NP subcommittee – June 16, 2010

**F. ADJOURNMENT**

**Commissioner Dave Sullivan adjourned the meeting without objection at 12:30 a.m.**